



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
1 Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
[www.raleighnc.gov](http://www.raleighnc.gov)

**Case File:** A-59-15

**Property Address:** 815-4 Marlowe Road

**Property Owner:** John and Creecy Andrews

**Project Contact:** Matt Walton

**Nature of Case:** A request for a 1.6' side yard setback variance and a 4.3' side yard setback variance from the regulations set for in Section 2.2.1 of the Unified Development Ordinance to both legalize and expand the detached house resulting in a 5.7' side yard setback on a .26 acre property zoned Residential-4 and located at 815-4 Marlowe Road.



**815-4 Marlowe Road – Location Map**

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**To BOA:** 7-13-15

**Staff Coordinator:** Eric S. Hodge, AICP

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**ZONING  
DISTRICTS:** Residential-4



### 815-4 Marlowe Road – Zoning Map

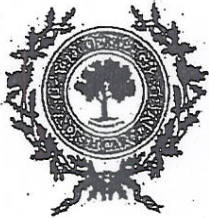
**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Setback Standards:** The subject property is zoned Residential-4

<b>Yard Type</b>	<b>Minimum Setback</b>
Front Yard	20'
Side Street	15'
Side	10'
Sum of Side Setbacks	20'
Rear	30'



# Planning & Development

Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Variance Request Application

A-59-15

OFFICE USE ONLY	
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) <i>138 sq. ft. Addition on the right side (front facing) 5.50' x 25' for additional sq. footage in the kitchen to allow adequate seating * See attached email from owner</i>	Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION			
Property Address <i>815-4 Marlowe Road Raleigh NC 27609</i>		Date <i>5-29-15</i>	
Property PIN <i>1705.10 36 7600</i>	Current Zoning		
Nearest Intersection <i>MARLOWE Rd &amp; Lassiter Mill Rd.</i>		Property size (in acres) <i>0.263</i>	
Property Owner <i>John R.B. Andrews Creecy S. Andrews</i>		Phone <i>919-523-0468</i>	Fax
		Email	
Project Contact Person <i>MATT WALTON</i>		Phone <i>919 669 9148</i>	Fax <i>919 882-1600</i>
		Email <i>MATT4WALTON@GMAIL.COM</i>	
Property Owner Signature <i>John R.B. Andrews</i>		Email <i>russ.andrews@findingpurpose.net</i>	
Notary <i>Todd Lee McCroskey</i>		Notary Signature and Seal <i>Todd Lee McCroskey</i>	
Sworn and subscribed before me this <i>29<sup>TH</sup></i> day of <i>MAY</i> <i>2015</i>		<div style="border: 1px solid black; padding: 5px; text-align: center;">TODD LEE MCCROSKEY NOTARY PUBLIC Wake County North Carolina</div>	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.



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## Variance Application Intake Requirements

TO BE COMPLETED BY APPLICANT	COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
<b>General Requirements – Variance</b>					
1. I have referenced the <b>Variance Checklist</b> and by using this as a guide, it will ensure that the application is processed in a timely manner	<input checked="" type="checkbox"/>				
2. Variance application review fee (see <b>Development Fee Schedule</b> for rate)	<input type="checkbox"/>				
3. Completed, notarized application signed by the property owner	<input checked="" type="checkbox"/>				
4. One set of stamped envelopes addressed to all property owners within 100 feet of the subject property	<input checked="" type="checkbox"/>				
5. List of all adjacent property owners					
6. Plot Plan drawn to scale, containing a north arrow, area of lot, location of all existing improvements and use areas, location of proposed improvements, location of any constraints such as flood plain area, tree conservation area, buffer yards, easements, and sight distance triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. If the variance request involves a structure, sign or fence, architectural elevations must be submitted	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. If the property has been cited by a Code Enforcement Officer, include a copy of the citation	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Is variance needed to legalize an existing improvement?	<input type="checkbox"/>	<input type="checkbox"/>			



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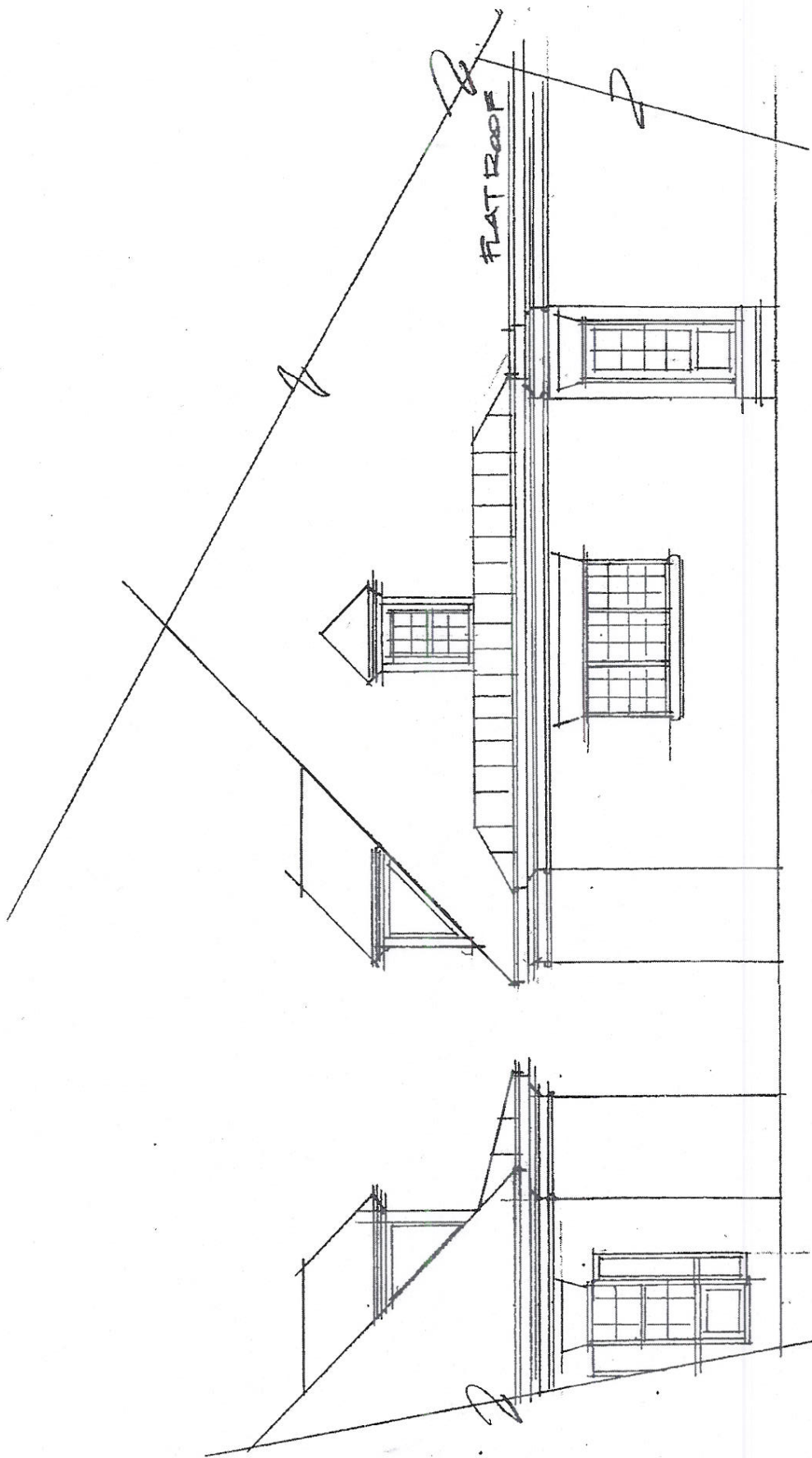
## Pre-Application Conference

This form must be provided at the time of formal submittal.

Process type	
<input checked="" type="checkbox"/>	Board of Adjustment (Contact: <u>Eric Hodge</u> ) - 919-516-2639 / <u>eric.hodge@raleighnc.gov</u>
<input type="checkbox"/>	Comprehensive Plan Amendment (Contact: <u>Dan Becker</u> )
<input type="checkbox"/>	Rezoning (Contact: <u>DeShele Sumpter</u> )
<input type="checkbox"/>	Site Review* (Contact: <u>Stacy Barbour</u> )
<input type="checkbox"/>	Subdivision (Contact: <u>Christine Darges</u> )
<input type="checkbox"/>	Subdivision (Exempt) (Contact: <u>Peggy Goodson</u> )
<input type="checkbox"/>	Text Change (Contact: <u>Travis Crane</u> )
* Optional conference	

GENERAL INFORMATION	
Date Submitted	6/12/15
Applicant(s) Name	Russ & Carey Andrews
Phone	919-523-0468
Email	Russ.Andrews@findingpurpose.net
Property PIN #	1705, 10 36 7600
Site Address / Location	815-4 Marlowe Rd. Raleigh, NC 27609
Current Zoning	R-4
Additional Information (if needed)	

FOR OFFICE USE ONLY	
Transaction #	
Date of Pre-Application Conference	
Staff Signature	



FLAT ROOF

FRONT VIEW

SIDE VIEW

WALTON BUILDING COMPANY  
815-4 NARILONE RD.  
ADDITION 6-15 / MW / 10-1-0"





Matt Walton &lt;matt4walton@gmail.com&gt;

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**From Russ**

**Russ Andrews** <russ.andrews@findingpurpose.net>  
To: Matt Walton <matt4walton@gmail.com>

Fri, Jun 12, 2015 at 10:38 AM

Matt,

Creecy and I really want to do this kitchen and we feel that we need it for both practical and health concerns. Our family is growing. We now have four grandchildren and there is nowhere in our kitchen for any of them to sit and eat and watch their grandmother, Creecy, cook as we have a galley kitchen. We want to expand it to make room for them. It is important for us as grandparents to have them to our home and to be able to sit with them in our kitchen to have meals together. This house does not have a breakfast room only a formal dining room that is off of the living room away from the kitchen.

More importantly, Creecy was diagnosed with Fibromyalgia shortly after we moved into this house almost 10 years ago. The kitchen is very dark. Sunlight helps people cope with Fibromyalgia which causes chronic migrating pain. My wife really needs this addition which will entail adding a very large bay window to allow light into the kitchen.

Thank you for your attention to this matter.

In Christ,

Russ Andrews

Executive Director



<http://www.findingpurpose.net>

Finding Purpose—a ministry to men!

3700 Computer Drive

6/12/2015

Gmail - From Russ

Suite 340

Raleigh, NC 27609

(919) 645-1616 Office

(919) 523-0468 Cell



**City of Raleigh**  
**Inspections Department**  
**Building Permit**

Inspector's Copy

**BL-35056** Huffstetler, David  
**815 MARLOWE RD - SUITE 4**

Conditions/Comments:

Transaction #: 86355 Date Issued: 3/16/2004 Receipt #: 66768  
Group #: 89768 Permit Approved by: STOCKDALER

Subdivision:  
Lot Number: PIN: 1705369385 000 Real Estate ID: 0096643  
City Limits: YES Hist. Land/Dist: /

Total Construction Cost: \$15,000.00  
Work Type: Addition  
Auth. Work: BEDROOM & DINING ENLARGEMENT

Inspection Level: I Inspector Area: 43  
Census Tract: 52603 Block: 120

**Property Owner:**

TYLER, ELIZABETH CROSS WILLIAMS  
815 MARLOWE RD APT 7  
RALEIGH NC 27609-7048

**Contractor:** State License Number: 34156

RAY CUSTOM HOMES INC  
PO BOX 20476  
RALEIGH, NC 27619 919-834-0888

**Permit Details**

Permitted Sq Ft: 500 SQ FT Total Dwelling Units: 1  
Bldg Total Stories: 1 Total Handicap Units:  
Basement Occp: UNKNOWN Floodplain: Yes  
Min Housing: Ownership: PRIVATELY OWNED  
Sprinkler/Standpipe: UNKNOWN

Census Code: 434 / ADDITION/ALTERATION RESIDENTIAL BLDG

Zoning: RESIDENTIAL-4

Class Const (new): Class Const (ex):

2002 Code  
V B

Class Occp (new): Class Occp (ex):

2002 Code  
RESIDENT 3 SFD/DUP

**INSPECTIONS**

**FT FOOTING**

3/22/2004 ROLLED by Insp # 530 (607070)  
3/23/2004 APPROVED by Insp # 530 (607726)

**FD FOUNDATION**

4/8/2004 APPROVED by Insp # 530 (616647)

**FR FRAMING**

6/1/2004 REJECTED by Insp # 530 (644224)  
6/3/2004 REJECTED by Insp # 530 (645788)  
6/4/2004 CANCELED by Insp # 530 (647127)  
6/7/2004 APPROVED by Insp # 530 (647342)

**IN INSULATION**

6/3/2004 REJECTED by Insp # 530 (645787)  
6/4/2004 CANCELED by Insp # 530 (646825)  
6/7/2004 APPROVED by Insp # 530 (647780)

**F FINAL**

9/13/2004 APPROVED by Insp # 507 (706540)

Comments/Notes:


[Home](#)

## Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0096637** PIN # **1705367600**
[Account Search](#)
**WAKE  
COUNTY**

Location Address

**815 MARLOWE RD 4**

Property Description

**LO2 WILLIAMSBOROUGH SQUARE**
[Pin/Parcel History](#) [Search Results](#) [New Search](#)

NORTH CAROLINA

[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

Property Owner <b>ANDREWS, JOHN R B &amp; CREECY S</b> Use the Deeds tab above to view any additional owners		Owner's Mailing Address <b>815 MARLOWE RD APT 4 RALEIGH NC 27609-7048</b>	Property Location Address <b>815 MARLOWE RD 4 RALEIGH NC 27609-7048</b>
<b>Administrative Data</b>	<b>Transfer Information</b>	<b>Assessed Value</b>	
Old Map # <b>435-00000-0714</b>	Deed Date <b>5/29/2003</b>	Land Value	<b>\$294,000</b>
Map/Scale <b>1705 10</b>	Book & Page <b>10154 0685</b>	Assessed	
VCS <b>01RA203</b>	Revenue Stamps <b>1280.00</b>	Bldg. Value	<b>\$382,521</b>
City <b>RALEIGH</b>	Pkg Sale Date <b>5/29/2003</b>	Assessed	
Fire District	Pkg Sale Price <b>\$640,000</b>		
Township	Land Sale Date	Tax Relief	
Land Class <b>RALEIGH</b>	Land Sale Price		
ETJ <b>RA</b>			
Spec Dist(s)		Land Use Value	
Zoning <b>R-4</b>	<b>Improvement Summary</b>	Use Value Deferment	
History ID 1	Total Units <b>1</b>	Historic Deferment	
History ID 2	Recycle Units <b>1</b>	Total Deferred Value	
Acreage <b>.26</b>	Apt/SC Sqft		
Permit Date	Heated Area <b>2,650</b>	Use/Hist/Tax Relief	
Permit #		Assessed	
		Total Value	<b>\$676,521</b>
		Assessed*	

\*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

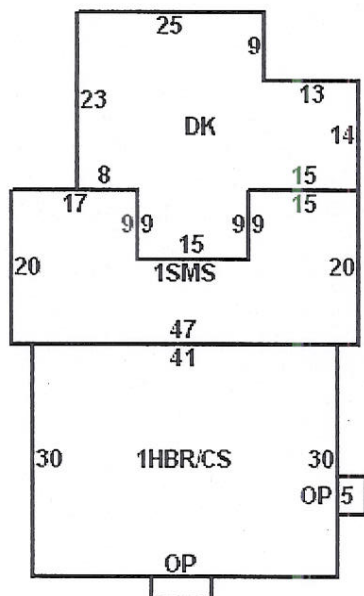
For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.

Real Estate ID **0096637** PIN # **1705367600**Location Address  
**815 MARLOWE RD 4**Property Description  
**LO2 WILLIAMSBOROUGH SQUARE**Account  
Search[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address <b>815 MARLOWE RD 4</b>		Building Description <b>01RA203</b>	Card <b>01</b> Of <b>01</b>
Bldg Type	<b>01 Single Family</b>	Year Blt <b>1980</b> Eff Year <b>1990</b>	Base Bldg Value <b>\$198,981</b>
Units	<b>1</b>	Addns Remod	Grade <b>A+25 180%</b>
Heated Area	<b>2,650</b>	Int. Adjust.	Cond % <b>A 89%</b>
Story Height	<b>1.5 Story</b>	Other Features <b>One Fireplace</b>	Market Adj. <b>F 120%</b>
Style	<b>Conventional</b>		Market Adj.
Basement	<b>Crawl Space</b>		Accrued % <b>107%</b>
Exterior	<b>Brick</b>		Incomplete Code
Const Type			<b>Card 01 Value \$382,521</b>
Heating	<b>Central</b>		All Other Cards
Air Cond	<b>Central</b>		Land Value Assessed <b>\$294,000</b>
Plumbing	<b>Extra Fixtures</b>		Total Value Assessed <b>\$676,521</b>

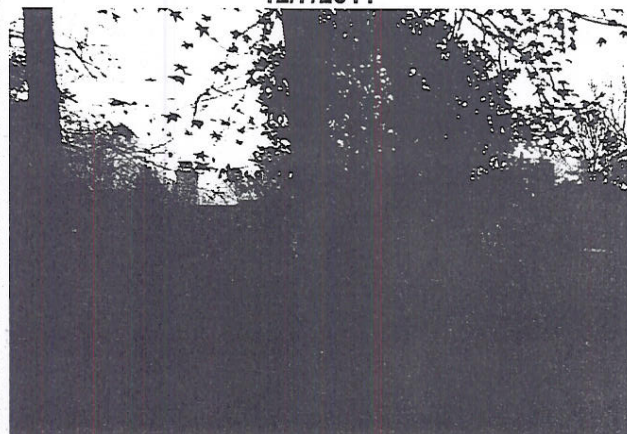
Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	%	Inc Value
M	1H	BR/CS	1230							
A	1	SMS	805							
B		DK	892							
C		OP	20							
D		OP	24							
E										
F										
G										
H										

Building Sketch



Photograph

12/7/2011



0096637 12/07/2011



815 Marlowe Road



1705367600

ANDREWS, JOHN R B ANDREWS, CREECY  
S  
815 MARLOWE RD APT 4  
RALEIGH NC 27609-7048

1705366574

DUNCAN, CHARLES R III DUNCAN,  
CLINTON LEE  
815 5 MARLOWE RD  
RALEIGH NC 27609-7048

1705366716

TUCKER, JEAN B  
901 MARLOWE RD  
RALEIGH NC 27609-6960

1705367655

ROBBINS, CHARLES AUSTIN JR ROBBINS,  
GRACE IRBY  
1608 WAVERLY DR  
ROCKY MOUNT NC 27803-1718

1705368567

WILLIAMS REALTY & BLDG CO INC  
PO BOX 18271  
RALEIGH NC 27619-8271

Project 815-4 Marlone Rd.

6/12/15

Adjacent property owners:

Chuck & Grace Robbins  
815-3 Marlone Rd.  
27609

Chuck & Clinton Duncan  
815-5 Marlone Rd.  
27609